

Nomination Form for Asset of Community Value

The Drovers Inn

Gussage All Saints

Submitted to

Head of Community & Leaisue

East Dorset District Council

Council Offices

Furzehill

Wimborne

Dorset

BH21 5HD

Delivered Tuesday 13th January 2015

**Nomination form for Assets of Community Value - The Drovers Inn Gussage All Saints
Wimborne Dorset BH21 5ET**

1. Organisation Making The Nomination

Name of Lead Nominator:

Address:

Postcode

Telephone number

Email address

Relationship to the nominating organisation: Member of the "Save The Drovers" Action Group.

2. Section 2 – About The Organisation Making The Nomination

Please answer yes to any that apply

- Unincorporated body (see next section) Yes
- Neighbourhood forum
- Parish Council
- Charity
- Community Interest Company
- Company limited by guarantee
- Industrial and provident society

Number of members registered to vote locally (unincorporated bodies only). There are 178 adults registered to vote in Gussage All Saints. Gussage All Saints is part of the wider Vale of Allen Parish and there are 986 Adults registered to vote within the Parish. The Vale of Allen Parish is within East Dorset District Council and there are 70,542 adults registered to vote within EDDC.

In the case of an unincorporated body, at least 21 of its members must be registered to vote locally. An Unincorporated Body Nomination Form is attached to demonstrate support from local people.

We are enclosing evidence that at least 21 locally registered voters support the registration of this pub as an Asset of Community Value. There are 88 signatures from local registered voters and 1 signature from a new resident who is yet to register to vote locally.

3. More About Our Organisation And Demonstration Of Local Connection

This group was formed in order to List The Drovers Inn, Gussage All Saints as an Asset of Community Value and, to prevent change of use from a Public House and to ensure the continued success of The Drovers as a Public House. The group has active participation from:

- Residents of Gussage All Saints
- Residents of the Vale of Allen

- Individual residents who are also members of the Gussage All Saints Village Hall Committee
- Individual residents who are also members of the The Gussage All Saints PCC
- Individual residents who are also members of the Gussage All Saints Parish Council

An open meeting was held in the Gussage All Saints Village Hall on Thursday 8th January 2015 at which the Nomination to list The Drovers Inn as an Asset of Community Value was discussed and agreed. The signatories on this nomination form all live locally and have used The Drovers extensively.

4. About The Asset We Want to List

Name of the Asset

The Drovers Inn

Address & Postcode of the Asset

The Drovers Inn Gussage All Saints Wimborne Dorset BH21 5ET

Description of what should be listed

The Drovers Inn Gussage including all land and permanent structures. Copies of two East Dorset District Council drawings are attached which show the full extent of the Drovers Inn including all existing buildings and boundaries. The listing should include all 0.815 acres of the land on which The Drovers is located including its beer garden, carpark, access and all permanent building structures on the site including the residential accommodation above the pub.

Land Registry Title Number

DT86920

Links to Any Photos or Building Plans of The Drovers

This document contains copies of two East Dorset District Council plans detailing The Drovers Inn site and the building structure.

This document contains a recent photograph of the drovers.

A copy of The Gussage All Saints Conservation document is attached. This is based upon work carried out in 1994 to define the special qualities of the Conservation Area that was subsequently published as Supplementary Planning Guidance to the East Dorset District Council. This document includes specific reference to The Drovers Inn. Local Plan (see paragraphs 6.118 to 6.131 and accompanying policies BUCON 1 to 4 of the East. Dorset Local Plan adopted 11 January 2002).

Any Information About The Freeholders

Any extract of information from the land registry title number DT86920 is included later in this document

5. Reasons for Nomination

General

The Ministerial Foreword in the Government's own guidance for local authorities on assets of community value begins: "from local pubs and shops to village halls and community centres, the past decade has seen many communities lose local amenities and buildings that are of great importance to them."

Community pubs represent the very essence of a community asset, providing a meeting place where social networks are strengthened and extended and where people can mix with others from

different backgrounds to their own. Pubs host a wide variety of community-oriented events and activities that add considerably to local civic life.

As well as injecting an average of £80,000 into their local economy each year, pubs play a key role in raising money for local charities – it is estimated that the average pub raises around £3000 a year for charity.

The Institute of Public Policy Research (IPPR) has used 'Social Return on Investment' methodology to quantify the wider social value which pubs generate for their communities, which cannot be captured in financial terms. These wider community benefits range from the amount of money the pub raises for charity to the reduced risk of social isolation through opportunities for pub-goers to make new friends and strengthen community ties. The IPPR's research found that each pub generates between £20,000 and £120,000 of wider social value to their communities.

Specific

The Drovers Inn is the only pub in the Village and provides a vital service to Gussage All Saints, Bowerswain, Gussage St Michael, Long Crichel, More Crichel and Witchampton. As well as being a destination pub for those pursuing recreational activities. The Drovers provides a unique hub for the locals and visitors as it provides a relaxed country pub atmosphere that welcomes dogs and their owners as well as those pursuing outdoor activities such as cycling, walking and horse riding. It does not limit its offering, like other pubs in the area, that focus on upmarket dining for the smartly dressed. The Drovers offers relaxed and affordable hospitality to those enjoying the wonderful countryside and history of our area.

It is truly the heart of our community and fulfils a very different role from the small members only club which is a small members only facility that only opens a few evenings a week with no lunchtime opening, no food services and limited parking. The issue of a lack of parking at the club causes obstructions to the main thoroughfare when occasional events are held.

At least 400 adults live within a one mile radius of the Pub and this includes the Village of Gussage St Michael which has no Public House within the envelope of the village.

The total population of the ten mile catchment area for the Pub is in the order of 44,000 of which approximately 36,000 are adults, however, it should be noted that the Pub is a family destination and also a source of employment for local young adults.

The Drovers is a main attraction for tourists and visitors from further afield as it is surrounded by bridle ways that provide recreation to walkers, cyclists, horse riders and access to the Drovers that extend over Cranborne Chase. The annual village fete is supported by 4,000 locals and visitors and many visit for lunch before or, repair to the Pub after, all the excitement of the day. The village has a caravan club campsite which depends on the Pub as a destination for visitors as well as a number of local shooting, cycling, walking and running groups who use the Pub for hospitality. The Pub played a key role in promoting local cultural events.

The Pub has been a hub of village life for many years with villager's memories going back over many decades of its history. Certainly the individual owners and managers have shown different levels of success reflecting their levels of enthusiasm and expertise. However, all have been successful to some degree. Within the last 12 months and, despite the lack of support from Marstons, the Pubs popularity has been steadily growing. The Pub hosted two popular local darts teams that have used it as their base on a twice weekly basis (in comparison the limited opening and facilities at the tiny local club were not able to support these darts team activities). The Pub has also been the scene of regular quizzes and music evenings providing entertainment for locals and

visitors and support for local music groups and also a local choir. There have been numerous fund raising activities at the Pub for charities that have been widely supported by the locals. This has included local disadvantaged children, fund raising for church bells, go4gorillas, local schools, the British heart foundation (being regularly used as a pit stop for the Dorset BHF Cycle Ride which involved 1070 cyclists in 2013). The Pub has a large garden which is ideal for families with children and the views across uninterrupted countryside are magnificent and a great back drop when the Pub hosted a number of beer festivals. The Pub offered TV events for major sporting events so they could be enjoyed by the community. The Pub also did its best to offer free wifi coverage although the village, as with many rural areas, is not well served in this regard. The Pub is also the only place providing facilities for visitors to the church for weddings, christenings, funeral and festivals. The Pub is on the North Dorset Cycleway and the National Byway. The Pub is a recommended refreshment stop on cycle route 5 on the Dorset For You website. The Visit Dorset tourism website specifically references The Drovers and the history of Gussage All Saints (<http://www.visit-dorset.com/about-the-area/the-gussages-p1238213>). The Pub has won awards for real ale over the years and guest ales were always well received.

It is an important community asset and the place where neighbours, their families, friends and visitors meet on a regular basis to enjoy each others company and support the community.

The Pub is in a hugely popular location not only is it a key point of interest in the conservation area with hundreds of years of history, it is also within The Cranborne Chase Area of Outstanding Natural Beauty. This includes local attractions such as The Roman Road, Ackling Dyke, The Roman Settlement, Knowlton Church ruins, the beautiful chalk rivers and streams. The earliest settlements can be traced back to the bronze age and the village has historic connections to Royalty, Westminster and The Queens College at Oxford.

The Drovers is a destination Pub for food, entertainment and recreation of which a subset are listed in the sections above. It has a large car park making it ideal for the many visitors and tourists who regularly drive out to visit the village and all it has to offer. The Pub featured prominently in the guide book "Pub Walks in Dorset" and tourism has been actively encouraged.

Gussage All Saints is named for the early 14th century church which attracts many visitors from far and wide evidenced in the extensive visitors book in the church and showing the wide range of people who come to research their ancestry often frequenting the Pub and its facilities as part of their trip.

There are no other pubs within a 2 mile of the village and the small members club is unable to offer the same facilities; with very limited opening hours, no lunchtime opening and no facilities for food. Visitors cannot be accommodated at the club due to severe parking constraints and the membership nature of the facility.

The unique nature of the Drovers compared to other pubs in the area is its direct access to the bridleways, extensive carpark, and traditional, value for money, dog friendly offering as opposed to the fine dining options that many cannot afford.

The location of the Pub is peaceful but not remote with a view that will never change as it is opposite the village water meadow which is outside of the village envelope and provides an open area.

The separate single story extension built in the early 1990's at the rear of the kitchen could easily be used as part of the business space to extend the facilities. The site is large enough to accommodate an extension to the business premises.

The Pub was most recently renovated in circa 2002 when purchased by Ringwood Brewery and more recently in 2012 the sanitation was improved by Marstons other than that repairs have been neglected by the current owners.

There is a large carpark to meet the needs of the business. *(listed as 43 spaces but not checked)*.

There is minimal public transport to the village which means that the Pub is a vital life line to the elderly and any who do not drive and for those who wish to socialise without having to drive

In the light of government guidance through the National Planning NPPF, the Pub is the sole remaining public community facility apart from the church and the village hall. In the past we had a shop, bakery and a post office which could provide further business opportunities to the Pub any such extension could be used for a number of community activities.

NPPF Paragraph 70 is especially relevant to planning applications which concern pubs. It requires LPAs to “plan positively for the provision and use of shared space, community facilities (such as local shops, meeting places, sports venues, cultural buildings, public houses and places of worship) and other local services to enhance the sustainability of communities and residential environments.” It goes on to say that LPAs must “guard against unnecessary loss of valued facilities where this would reduce the community’s ability to meet its day-to-day needs” and “ensure that established facilities and services....are retained for the benefit of the community”. Note that this policy applies to pubs in all communities, not just rural ones

Paragraph 7 states that the planning system should create “accessible local services that reflect the community’s needs” while paragraph 17 requires planning to “deliver community and cultural facilities and services to meet local needs”

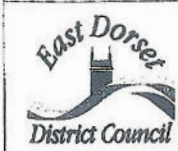
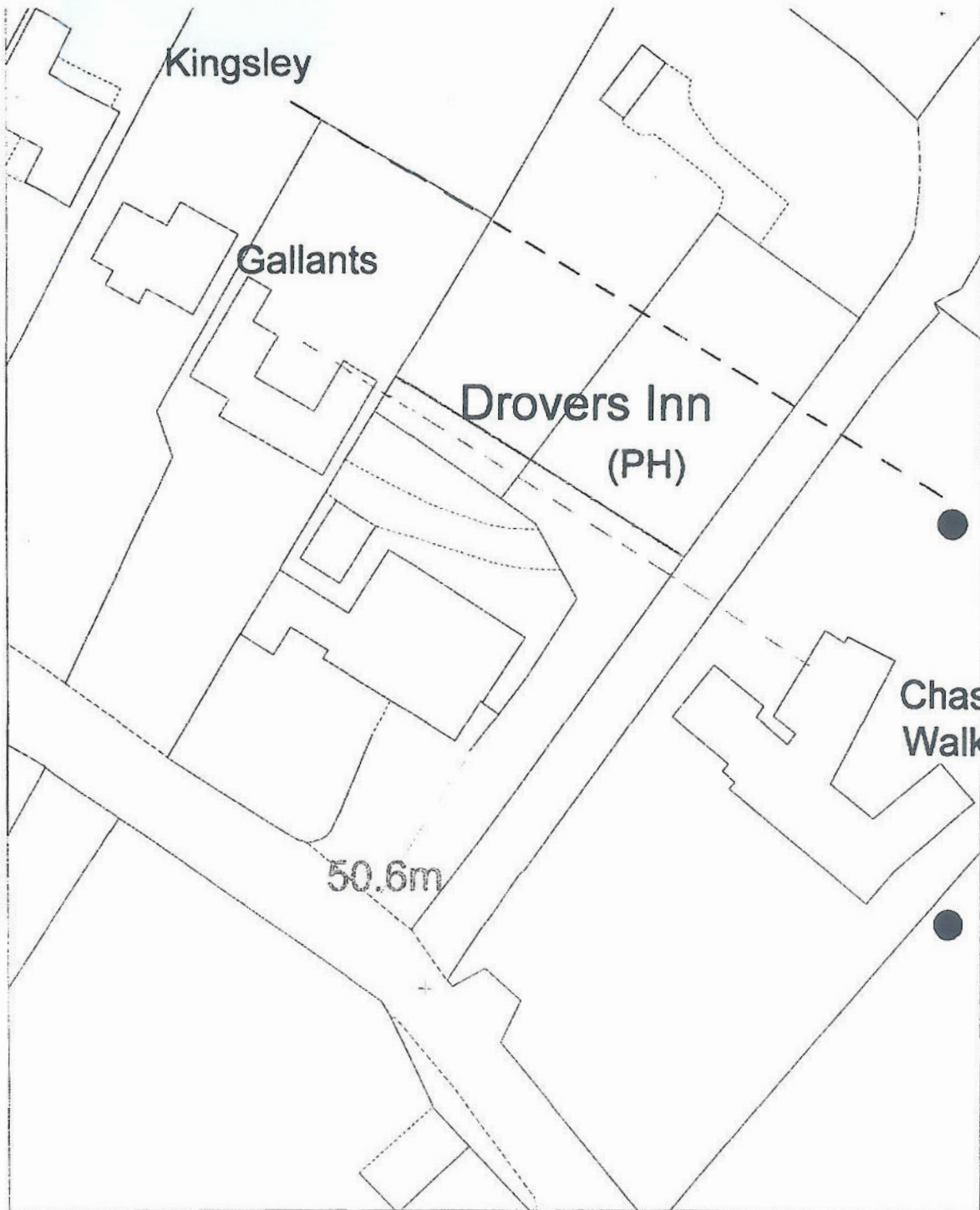
Paragraph 28 promotes “the retention and development of local services and community facilities in villages, such as local shops, meeting places, sports venues, cultural buildings, public houses and places of worship”

6. CONFIRMATION

I confirm that all information provided is accurate and complete.

Name (please print clearly):	
Signature:	
Date:	13-01-2015

Following pages include building plans, photos and evidence that we are supported by many more than 21 local people.



Details:

Printed By:
sctmax

Scale:
1:500

Date:
15 Jun 2014

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The Drovers Inn Gussage All saints



Copy of Land Registry & Title Plan For The Drovers Inn Gussage All Saints Title Number : DT86920

This title is dealt with by Land Registry, Weymouth Office.

The following extract contains information taken from the register of the above title number. A full copy of the register accompanies this document and you should read that in order to be sure that these brief details are complete.

Neither this extract nor the full copy is an 'Official Copy' of the register. An official copy of the register is admissible in evidence in a court to the same extent as the original. A person is entitled to be indemnified by the registrar if he or she suffers loss by reason of a mistake in an official copy.

This extract shows information current on 7 JAN 2015 at 19:45:41 and so does not take account of any application made after that time even if pending in the Land Registry when this extract was issued.

REGISTER EXTRACT
Title Number : DT86920

Address of Property : Drovers Inn, Gussage All Saints, Wimborne (BH21 5ET)

Price Stated : Not Available

Registered Owner(s) : MARSTON'S ESTATES LIMITED (Co. Regn. No. 00466771) of
Marston's House, Brewery Road, Wolverhampton, West
Midlands WV1 4JT.
Lender(s) : None
Title number DT86920

C: Charges Register continued

London, NW1 1JD and care of Metis Law LLP, 84 Albion Street, Leeds, LS1 6AD.

Schedule of restrictive covenants

1 The following are details of the covenants contained in the Conveyance dated 24 June 1929 referred to in the Charges Register:-

"The Purchasers to the intent that this covenant shall be binding so far as may be on the owner for the time being of the property hereby assured but upon the Purchasers only so long as they are the owners of the same property hereby covenant with the Vendor that the Purchasers and their successors in title will at all times hereafter observe and perform the restrictions and stipulations set forth in the Schedule hereto.

The First Schedule above referred to

1. No trade or business shall be carried on upon the premises which shall be offensive or lead to the damage or disturbance of the adjoining Estate of the Vendor or the neighbourhood but this restriction shall not be deemed to prevent the carrying on in a proper manner the trade or business connected with any License for the sale of intoxicating liquors.

2. The Purchasers shall not place or set up or cause or permit to be placed or set up upon the premises or any part thereof any advertisement or hoarding nor allow any bills or placards to be stuck on affixed to or exhibited upon the premises or any part thereof other than any signs or notices necessary under the Licensing Acts or the usual trade notices or advertisements exhibited on Licensed premises"

End of register

Title number DT86920